

House Rules and Renovation Guidelines for *Shore Residences*

1. PROJECT NAME AND DESCRIPTION

SHORE Residences is developed by SM Development Corporation, located at Seaside Boulevard corner Sunrise Drive, Mall of Asia Complex, Pasay City as constituted in the Master Deed, and shall consist of the Land and all improvements constructed.

Phase 1 of the Project is the "**Shore Residences**", consisting of at least Four (4) Tower/s and shall have a total of Five Thousand Six Hundred Ninety One (5,691) Residential Units, Thirty (30) Commercial Units and One Thousand Five Hundred Thirty Five (1,535) Parking Units. There shall be a Podium which shall consist of amenities such as Multiple Swimming Pool, Lush Gardens, Clubhouse, Function Room, Grand Lobbies and Jogging Trail.

Phase 2 of the Project shall be known as "**Shore 2 Residences**", consisting of at least Three (3) Tower/s and shall have a total of Five Thousand Four Hundred Eighty Eight (5,488) Residential Units, One Thousand (1,000) saleable Parking Slots, Sixteen (16) PWD Parking Slots, and 4 Parking Slots for Commercial; and Three Hundred Sixty Two (362) square meters of Commercial Unit Area. There shall be a Podium which shall consist of amenities such as Swimming Pools, Gardens, Clubhouse, Fitness Gym, Function Rooms, Grand Lobbies and Jogging Trail.

Phase 3 of the Project shall be known as "**Shore 3 Residences**", consisting of at least Four(4) Towers and shall have a total of Five Thousand Three Hundred Seventy Eight (5,378) Residential Units, One Thousand Four Hundred Twenty One (1,421) saleable Parking Slots, and One Thousand Five Hundred Sixty Nine and 86/100 (1,569.86) square meters of Commercial Space. There shall be a Podium which shall consists of amenities such as Swimming Pool, Gardens, Pavilion, Clubhouse, Fitness Gym, Function Rooms, Grand Lobbies and Jogging Trail.

Shore Residences, Shore 2 Residences, and Shore 3 Residences shall have shared amenities and shall have access through a connecting bridgeway.

2. ON AMENITIES AND COMMON AREAS

Common Areas refer to such areas within the project that are intended for the common use or benefit of all unit owners of Shore Residences and are necessary and convenient to the existence, maintenance or safety of the community. These include the following:

- A. The Grand Lobbies
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service rooms and emergency exits;
- C. The landscaped areas located at the ground floor of the Tower/s (as delineated in the Plans and Specifications), the use of which shall be reserved for Owners and Occupants of all Commercial and/or Office Units in the Tower;
- D. The landscaped areas located at the ground floor (as delineated in the Plans and Specifications), the use of which shall be reserved for Residential Unit Owners, Occupants or Guests;
- E. Roof deck area is not accessible to unit owners.
- F. Arcade, located within the Commercial portion of the Project/building, the use of which shall be limited only to the portion where the same is located;
- G. Residences Amenities and Building Facilities.

Shore Residences has an Adult Pool, Lap Pool and Pool Deck which is beach approach, Great Lawn, Seating Area, and Amenity Grand Lounge. There is Play Area for Kids, Multi-purpose playing field, half basketball court and jogging path, and Palm court.

Shore 2 Residences has swimming pools, function rooms, lounge areas, and grand lobbies. There is Play Area for Kids, jogged paths, and lush garden. The building also boasts its 24/7 security and automatic fire sprinkler system. There is also centralized mail-room system and garbage collection and disposal system for systematized hygiene. There are standby generators in case of power shortage and retail stores at the ground floor. There is also a connecting bridge as easy access to Shore Residences Phase 1 Amenities.

Shore 3 Residences, just like the first 2 Shore developments, is a modern resort type condominium with swimming pools, function rooms, and modern and high-class Lounge areas and Grand lobbies. There is also Play Area for Kids, Lush Gardens, and jogging path.

Overall:

BUILDING FACILITIES & UTILITIES

- 5 Elevators each for Towers A & B
- 12 Elevators for Tower C
- 10 Elevators for Tower D
- Fire Exits
- Commercial Area at the Ground Floor
- Mail Room
- Garbage Disposal Area on every floor

- Automatic Fire detection and Alarm System
- Standby Generator Set for Common Areas and selected residential outlet
- Intercom System

SERVICES

- 24-Hour Security
- CCTV System on selected areas
- Front Desk
- Property Management Services

AMENITIES

- Adult Swimming Pool
- Kiddie Pool
- Lobby
- Amenities Lounge
- Function Room
- Children's Play Area
- Jogging Path
- Basketball Court

3. MURIATIC ACID - NOT RECOMMENDED AS CLEANING MATERIAL

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

4. ON ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
1-BR w/ Balcony	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)
1-BR w/ Den & Balcony (A)	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)
1-BR w/o Balcony	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)
2-BR w/ Balcony	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)
Pop-up Unit	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)
1-BR w/ Den & Balcony (B)	0.435 Amp	0.049 Amp	0.13 Amp	6 AT (Amp CB)

B. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

TOTAL POWER SUPPLY PROVISION IN WATTS

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP & RANGE HOODS	ACU	WATER HEATER
1-BR w/ Balcony	700 Watts	3,000 Watts	1.5 Hp Split Type	3,300 Watts
1-BR w/ Den & Balcony (A)	700 Watts	3,000 Watts	1.5 Hp Split Type	3,300 Watts
1-BR w/o Balcony	700 Watts	3,000 Watts	1.5 Hp Window Type	3,300 Watts
2-BR w/ Balcony	700 Watts	3,000 Watts	1.5 Hp Split Type & 2 - 1 Hp Window Type	2 - 3,300 Watts
Po-up Unit	700 Watts	3,000 Watts	1.5 Hp Split Type	3,300 Watts
1-BR w/ Den & Balcony (B)	700 Watts	3,000 Watts	1.5 Hp Split Type except Unit 60 - 1.5 Hp Split Type & 1 Hp Window Type	2 - 3,300 Watts

C. Acceptable conduit types to be installed shall be as follows:

a. EMT		b. IMC	
15 mm Ø, 20 mm Ø 25 mm Ø	For all Exposed Works	15 mm Ø, 20 mm Ø 25 mm Ø	For Secondary Service Entrance, For all Exposed Works

D. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKERS PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKERS
1-BR with Balcony Studio	Main: 1 - 60AT, 100AF, 1P, 230V, 60Hz, 10KAIC

UNIT TYPE	NUMBER OF CIRCUIT BREAKERS
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	3 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC (3 Branches, 1 Spare)
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 18KAIC
1-BR with Den & Balcony (A)	Main: 1 - 100AT, 125AF, 1P, 230V, 60Hz, 18KAIC
	Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC (4 Branches, 1 Spare)
	2 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	1 - 50AT, 100AF, 1P, 10KAIC
	MTS CB: 2 - 6AT, 100AF, 1P, 230V, 60Hz, 10KAIC
1-BR without Balcony	Main: 1 - 60AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC (3 Branches, 1 Spare)
	3 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC
2-BR with Balcony	Main: 1 - 100AT, 100AF, 1P, 230V, 60Hz, 18KAIC
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC (3 Branches, 1 Spare)
	5 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC
Pop-up Unit	Main: 1 - 60AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC (4 Branches, 1 Spare)
	2 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC
1-BR with Den & Balcony (B)	Main: 1 - 70AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	Branches: 6 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	2 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC
	1 - Space for 100AF, 1P, CB
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point Of Access

ACCESS DOORS DIMENSION (w x h)

	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	1,700 mm x 2,000 mm	1,400 mm x 1,600 mm
Main Door Opening	900 mm x 2,100 mm	900 mm x 2,100 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	W - 292 mm	MAXIMUM SPACE FOR ELECTRIC RANGE
	D - 516 mm	
Range Hood	W - 438 mm	MAXIMUM SPACE FOR RANGE HOOD
	D - 280 mm - 460 mm	
	H - 217 mm	
Refrigerator	W - (N/A)	ALLOTTED SPACE FOR REF IS ONLY 600 mm
	D - (N/A)	
	H - (N/A)	
Washing Machine (inside T&B)	V - 450 mm x 450 mm	MAXIMUM DIAMETER OF WASHING MACHINE (1-BR & 2-BR)

C. Split type Air-Conditioning Unit Capacity

WACU BLOCK-OUT DIMENSION (WxDxH)

UNIT TYPE	DIMENSION (WxDxH)	CAPACITY	REMARKS
1-BR with Balcony			
1-BR with Den & Balcony (A)			
1-BR without Balcony	600 mm x 400 mm	1.5 Hp	
2-BR with Balcony	600 mm x 400 mm	1 Hp	
Po-up Unit			
1-BR with Den & Balcony (B)	600 mm x 400 mm	1 Hp	

6. ON CABINET MAXIMUM LOAD CAPACITY

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
Kitchen	Overhead Type	Varies depending on the unit type	Max 30kg per compartment
	Base Type		Max 30kg per compartment